



invest in tuscany

Real  
Estate

—

# Industrial & Logistics

Tuscany region

Priority sector



# Logistics & Industry in Tuscany

The development model of Tuscany is characterized by the presence of major industrial districts. These have evolved progressively towards a system based on large and medium-sized companies in close relationship with efficient sub-supplying companies. There are already approximately 400,000 companies in the region.

Thanks to its central location, its infrastructures, and the services which it offers, Tuscany region presents itself as a **strategic industrial and logistic platform** in Italy, in the Mediterranean, and in Europe.

In 2014-2020, 23 billion euros has been distributed to further improve Tuscany's logistics system.

**Three highways:** the A1 Milan-Naples, which connects Italy from north to south; the A12 Genoa-Livorno, the most direct connection with France; and the A11 Florence Sea which is connected with the other two and to the Florence-Pisa-Livorno highway.

The main Italian **railway line** crosses Tuscany and there are easy connections with Naples, Rome, Bologna, Milan, and Northern Europe.

**Two airports** connect the region with the main airports in Italy, Europe, and other international destinations: Galileo Galilei Airport in Pisa and Amerigo Vespucci Airport in Florence, added to which are three smaller airports.

The **main port** is Livorno, and there are nine other ports of national and regional interest in Capraia, Carrara, Piombino, Portoferraio, Rio Marina, Viareggio, Marina di Campo, Porto Santo Stefano, and Giglio.

In 2021 will open the **Tuscany Pharma Valley**, the automatic logistics platform with high technological integration specifically conceived. Unique at national level and among the few at European level, it is an important hub for the development of logistics activities and private investment in the field of specialised handling.

**45.000**  
Companies

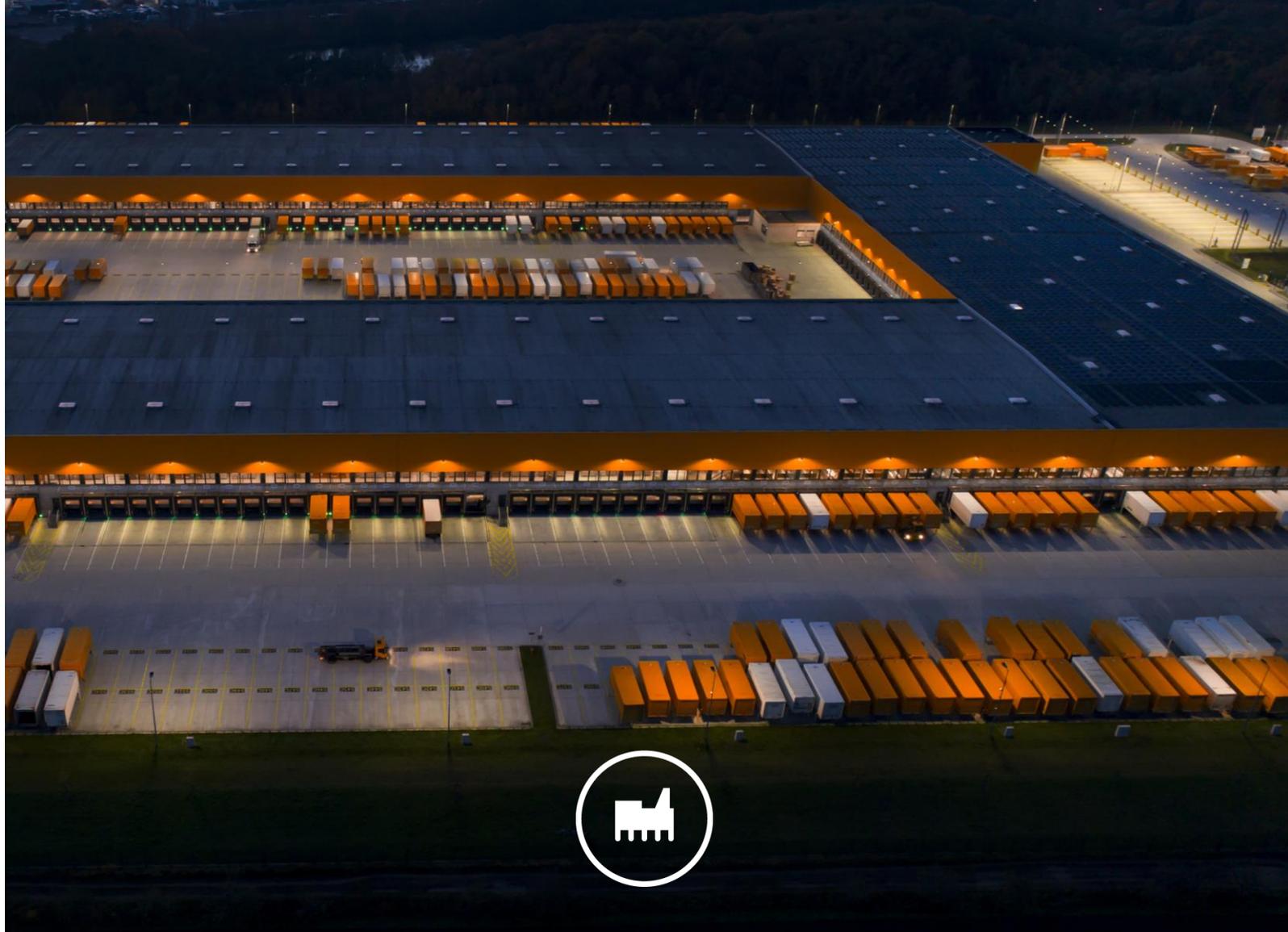
**6.800**  
Logistic Companies

**11%**  
of the national total  
maritime traffic

**1.400 km**  
of railways

**500 km**  
of motorways

**10 PORTS**  
of national and  
regional interest



The Perfect  
Logistic Platform  
and Gateway to  
the European  
Markets



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# Freight Village Amerigo Vespucci

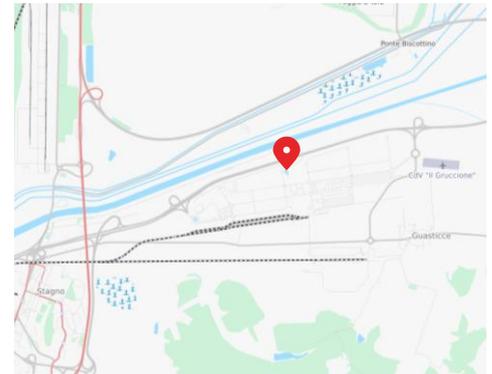
Municipality of Collesalvetti

Priority sector



# Freight Village Amerigo Vespucci

Municipality of Collesalveti



## Key numbers

LAND AREA \_\_\_\_\_ 235.000 SQM  
GFA \_\_\_\_\_ 88.700 SQM

Interporto Toscano Amerigo Vespucci, center of the Tuscany's port system is equipped with infrastructures services for logistics operating since the early 2000's to satisfy important requests from Italian and foreign operators. It's one of the largest logistic areas, located in close communication with the Port of Livorno (5km) which is directly connected to main roads and has a dedicated railway line. The Intermodal also has a strong constant attitude with innovations and timing, or caring for most demanding customers, is founded on sustainability and intermodality activities. It's a logistic platform able to integrate, modern structures and vanguard technologies with all the transport modes: trucks, ships, trains. A complex of quality in constant evolution to satisfy all combined needs transporting goods, connected directly to the national railway and highway line, as well as to a world valence port, such as the multipurpose Livorno port.

## ACCESS

Airport: 21 km  
Trainstation: 5 km  
Highway: 5 km  
Services (Bus/Tram): inside the area

## OWNERSHIP

Amerigo Vespucci Interporto Toscano S.p.A.

## INTERVENTION

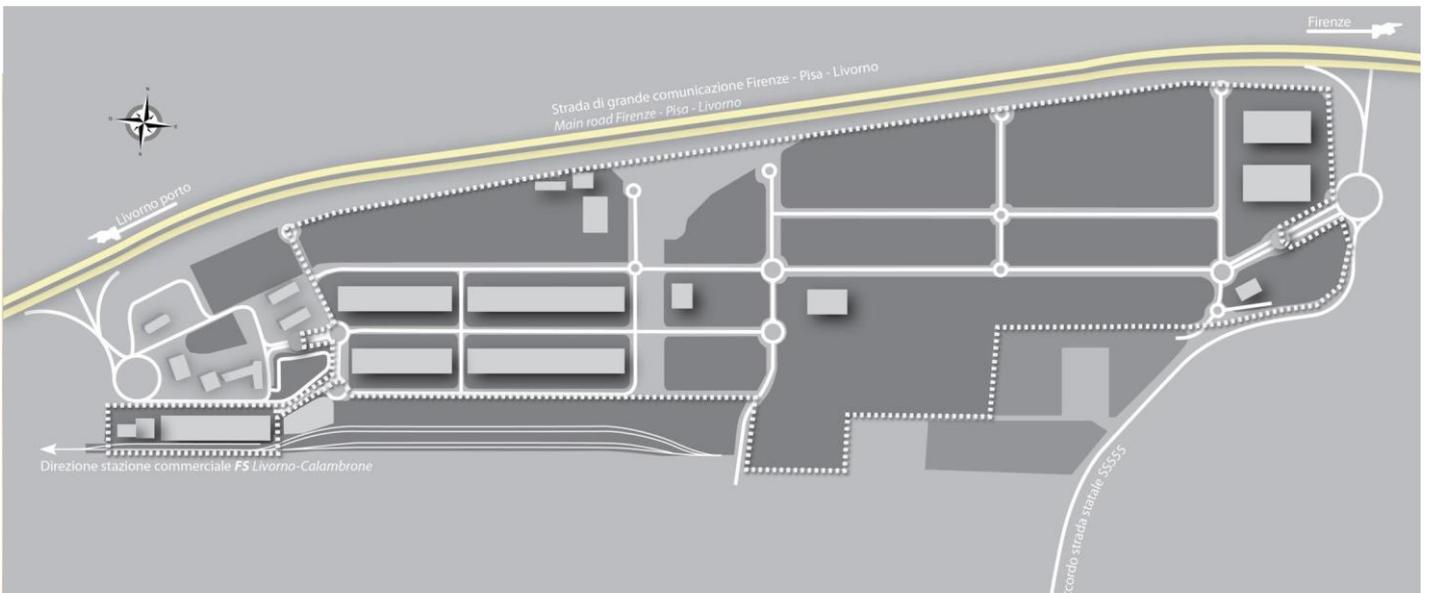
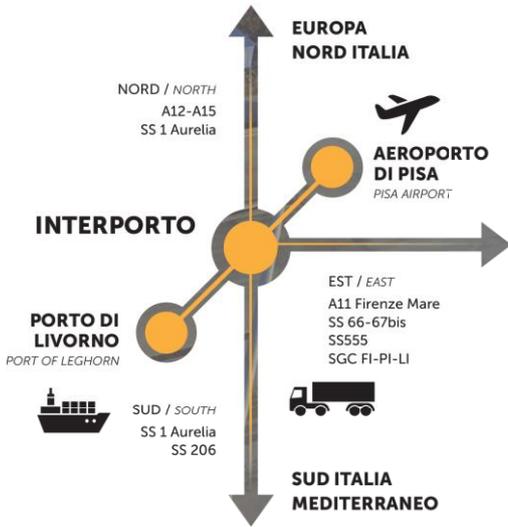
Land development/greenfield

## TYPE OF INVESTMENT

Sale of full ownership

## KEY OPPORTUNITIES

- Strategic position in close connection with the Port of Livorno
- Area directly connected to the main infrastructure
- Immediate start of works thanks to builders tool made available by the submitting authority the Collesalveti town council
- Safe area and highly urbanized





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# Arezzo Freight Village

Municipality of Arezzo

Priority sector



# Arezzo Freight Village

Municipality of Arezzo



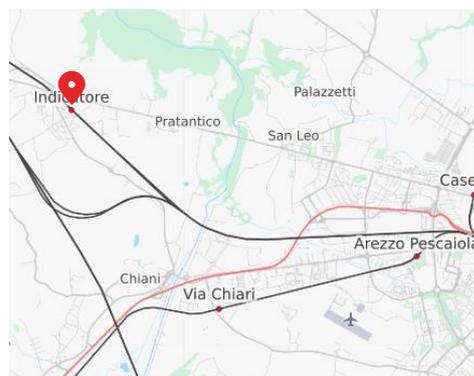
## Key numbers

LAND AREA \_\_\_\_\_ 257.000 SQM  
GFA \_\_\_\_\_ 44.600 SQM

The detailed plan is of public initiative and it is aimed at the realization of the freight terminal in Arezzo in the locality Indicatore, that is a logistic platform with the possibility of a direct railway connection inside the area itself. The logistic function is integrated with productive destinations, services and connected activities. The area is delimited to the west by the S.P. 21, to the east by the railway line Florence-Rome, to the south by the connection of the high-speed railway line Milan-Rome, to the north by the town of Indicatore. On the whole, the interested surface is 27.5 hectares, with a land index of 1.98, coverage ratio 16.5%. It is foreseen the realization of 44.600 square meters of covered surface. The accesses to the area are from the S.P. 21 through a rotary crossing and a simple access. The area is currently under construction and is divided into three macro-lots and sub-lots according to the following planivolumetric.



**Industrial & Logistics**



## ACCESS

Airport: 70 km  
Trainstation: 2 km  
Highway: 7 km  
Services (Bus/Tram): 2 km

## OWNERSHIP

Municipality of Arezzo

## INTERVENTION

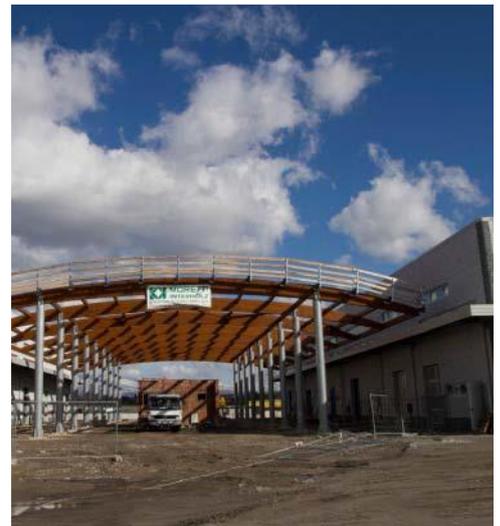
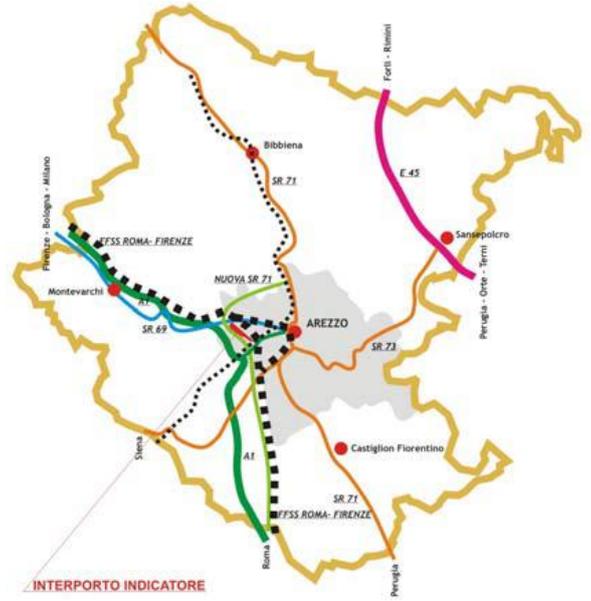
Land development/Greenfield

## TYPE OF INVESTMENT

Transfer of surface rights

## KEY OPPORTUNITIES

- Arezzo is the capital of a province located in a strategic position and well connected for highway and rail mobility, quality of life overall very good.
- The area is central to the production system of the territory, in continuity with important production areas.
- The freight village allows the road-rail intermodality, storage and assembly warehouses, general warehouses and offices.
- It is foreseen the realization by Autostrade per l'Italia, of the junction of the interconnection of Arezzo with the road of the "DUE MARI" and the A1.



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# Carbonaia area

Municipality of Arezzo



Priority sector



# Carbonaia Area

Municipality of Arezzo



## Key numbers

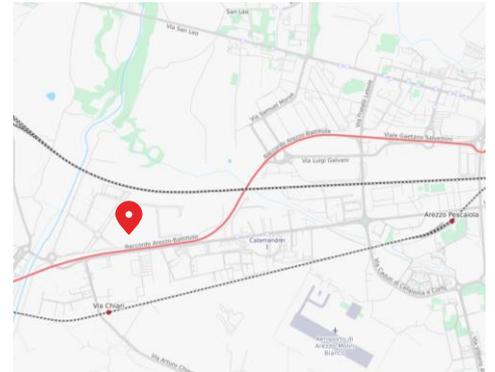
LAND AREA \_\_\_\_\_ 300.000 SQM

GFA \_\_\_\_\_ 146.500 SQM

The intervention is carried out with a direct authorization on the individual lots identified, some of which will also have to be built the related urbanization works.

A part of the area subject to the Carbonaia Detailed Plan is affected by the constraint referred to in Article 142, paragraph 1, letter c) of Legislative Decree 42/2004 (rivers, streams, waterways registered in the lists provided for by R.D. 11 December 1933, n.1775, and their banks or feet of the banks for a band of 150 meters each) in relation to the presence of the Chianicella stream.

A marginal part of the area is also affected by the airport buffer zone C in which it is necessary to respect the height limits on the basis of the ENAC regulations.



## ACCESS

Airport: 70 km  
Trainstation: 2 km  
Highway: 7 km  
Services (Bus/Tram): 2 km

## OWNERSHIP

Municipality of Arezzo

## INTERVENTION

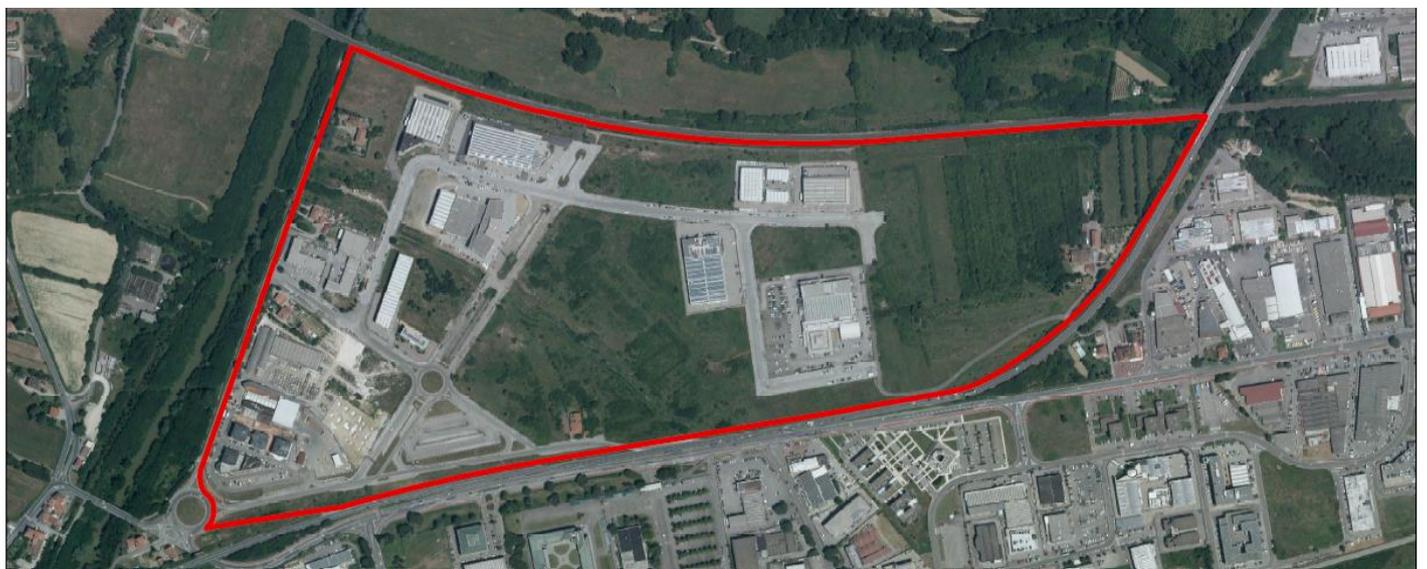
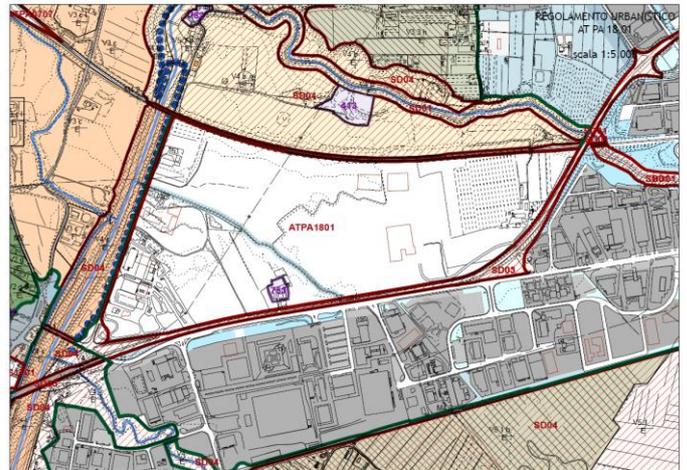
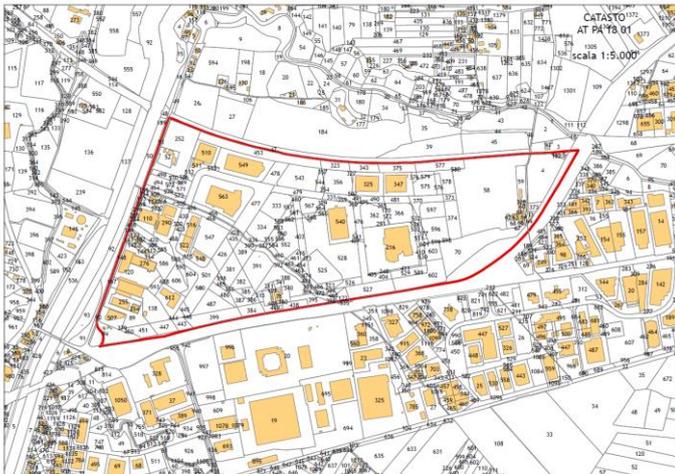
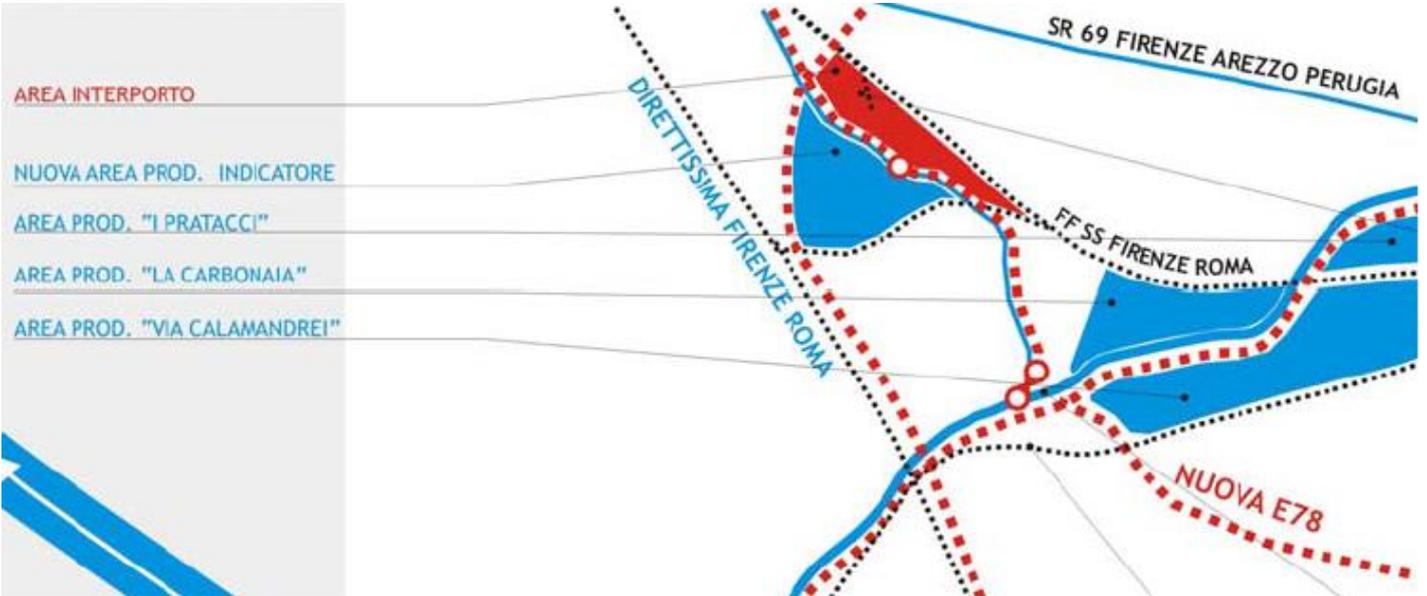
Land development/Greenfield

## TYPE OF INVESTMENT

Sale of full ownership

## KEY OPPORTUNITIES

- Arezzo is the capital of a province located in a strategic position and well connected for highway and rail mobility.
- The territory is entirely covered by broadband and ultra-broadband services;
- The area is visible from the link road between the A1 freeway and the city and close to the city center;
- Plurality of functions (production, retail and wholesale trade, management, logistics, etc.);
- "Green field" intervention but on an already urbanized area.



## CONTACTS

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